QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 643285 **DEEDQC**
05/24/2021 03:08:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210524-0070241

O-VRES-20-723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (& RETURN TO):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DANIEL H. OSBORNE	**SAME**	
(NAME)	(NAME)	**082-08-0-243.00**
723 Hart Ave		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL OZ, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DANIEL H. OSBORNE, A SINGLE MAN,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of John. W. Harts Addition to East Nashville of record in Plat Book 57, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DANIEL OZ, LLC by Quitclaim Deed from Daniel H. Osborne, of record in Instrument No. 20201125-0138161, Register's Office Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **723 Hart Ave, Nashville, Tennessee 37206**.

Witness my/our hand this the 20 day of May, 2021

DANIEL OZ, LLC
A Nevada limited liability company

Daniel H. Osborne
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 20 day of May, 2021, before me personally appeared Daniel H. Osborne to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the Member of DANIEL OZ, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of DANIEL OZ, LLC. as such Member thereof.

Witness my hand and official seal on this 20 day of May, 2021.

NOTARY PUBLIC
My Commission Expires: _____

